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SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

**TO: PLANNING COMMISSION**

**FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING**

**DATE: JANUARY 13, 2005**

**SUBJECT: TIME EXTENSION FOR TRACT MAP**

**SUMMARY**

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

**RECOMMENDATION**

Staff recommends your Commission approve the time extensions.

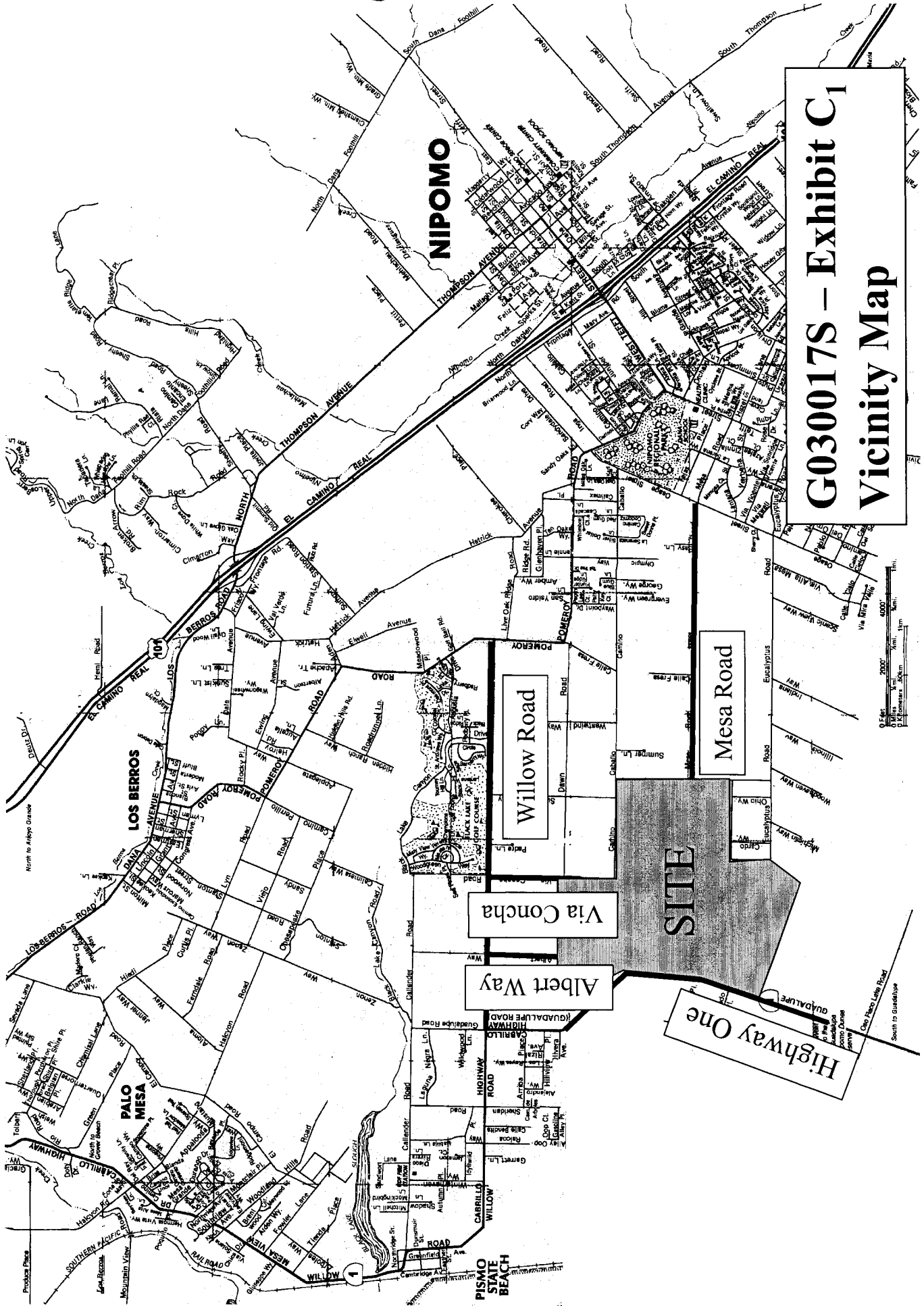
**DISCUSSION**

The following time extension is recommended for approval:

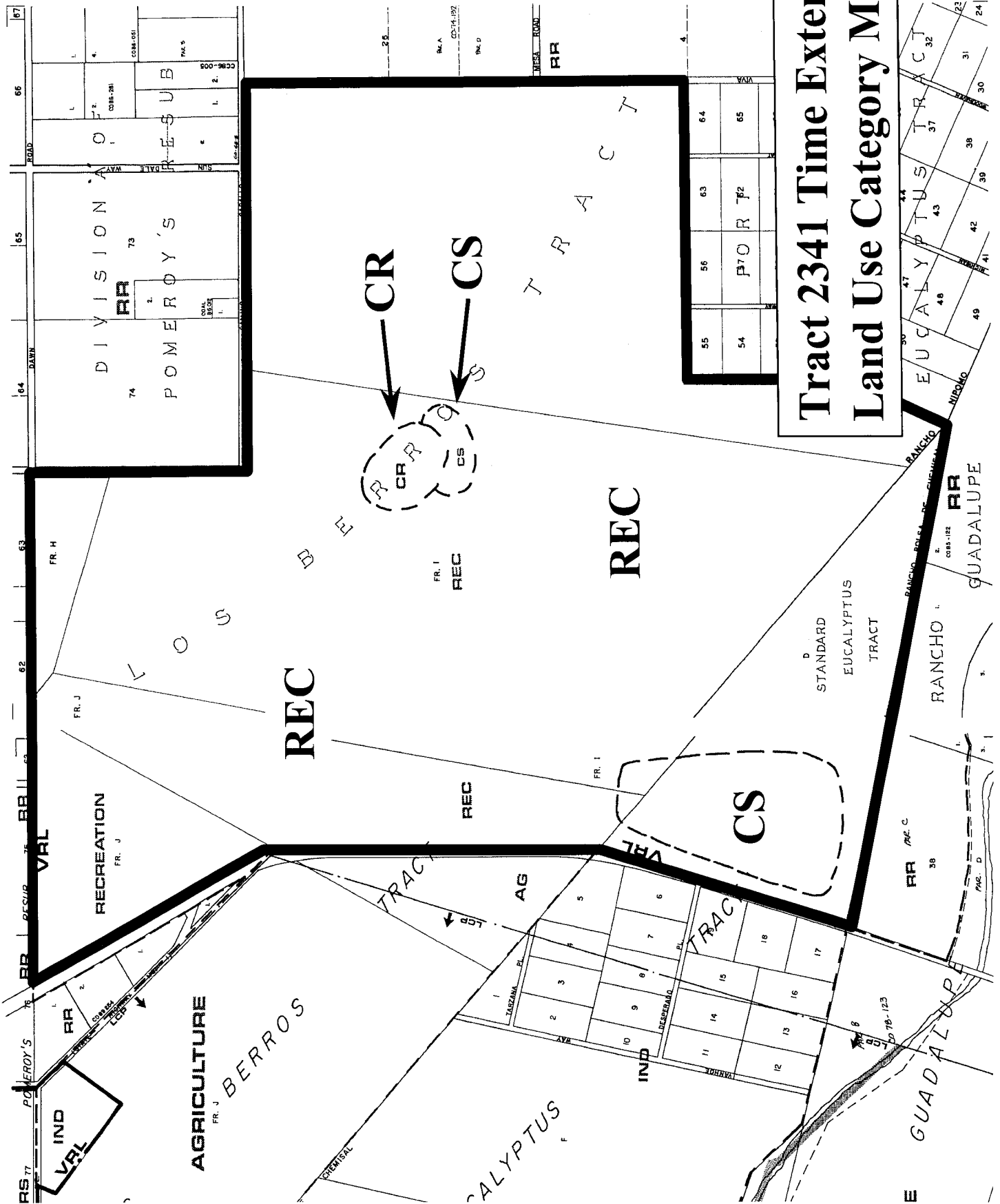
**TRACT 2341 (S990187U)** Request from **PH Property Development / The Wallace Group** for a **1st time extension** for vesting tentative tract map 2341, to grant a Development Plan and Vesting Tentative Map to allow for a subdivision of a 957 acre site into 1,220 residential single-family lots ranging in size from 4,200 square feet to 23,000 square feet, 16 business park parcels ranging in size from 1.10 acres to 1.40 acres, a 5.7 acre parcel for multi-family residences, 14 golf course parcels totaling 397 acres, 10 commercial parcels within the village center ranging in size from 0.40 acres to 4.10 acres, two resort parcels of 5.40 acres and 17.40 acres each, an 11.60 acre parcel for the wastewater treatment facility, and 100 various parcels for parks, open space, buffers and habitat preservation. The project is proposed to be recorded with multiple final maps (phases) and includes off-site road improvements to Mesa Road from the site to Nipomo, and off-site road improvements to both Via Concha and Albert Way from the site to Willow Road. APN: 092-411-003, in the South County Planning Area. Supervisorial District 4.

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The tentative map was to expire on December 17, 2004. On August 30, 2004, the applicant's agent requested the time extension. After review of the tentative map, staff recommends to the Planning Commission that the 1st one-year time extension be granted to December 17, 2005 subject to the Resolution of the Planning Commission adopted December 17, 2002.



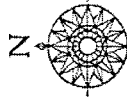
# Tract 2341 Time Extension Land Use Category Map



# THE WOODLANDS

## DEVELOPMENT PLAN

FOR VESTING TENTATIVE MAP #2341



### PROJECT STATISTICS

1220 S.F. RESIDENTIAL L  
1 M.F. RESIDENTIAL LOT  
104 PARCELS

\*SEE PROJECT DESCRIPTION-  
LOTS & PARCELS CHART.

### DEVELOPER:

PH Property  
Development Company

### PREPARED BY:



RRM DESIGN GROU

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